092.0	0010	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	624,300 / 624,300
					USE VALUE:	624,300 / 624,300
					ASSESSED:	624,300 / 624,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		YERXA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HEMOND BRIAN
Owner 2:	CLOUTIER ALISON
Owner 3:	
Street 1:	18 YERXA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JOLY CRAIG S/KEIKO -
Owner 2:	-
Street 1:	18 YERXA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 950 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6988.000	183,600		440,700	624,300
Total Card	0.160	183,600		440,700	624,300
Total Parcel	0.160	183,600		440,700	624,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 657.16 /Parcel: 657.16

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 60025

GIS Ref

GIS Ref

Insp Date 11/20/18

!7560!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 092.0-0010-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	183,600	0	6,988.	440,700	624,300		Year end	12/23/2021
2021	101	FV	176,800	0	6,988.	440,700	617,500		Year End Roll	12/10/2020
2020	101	FV	176,800	0	6,988.	440,700	617,500	617,500	Year End Roll	12/18/2019
2019	101	FV	154,400	0	6,988.	447,000	601,400	601,400	Year End Roll	1/3/2019
2018	101	FV	154,400	0	6,988.	333,700	488,100	488,100	Year End Roll	12/20/2017
2017	101	FV	154,400	0	6,988.	302,200	456,600	456,600	Year End Roll	1/3/2017
2016	101	FV	154,400	0	6,988.	289,600	444,000	444,000	Year End	1/4/2016
2015	101	FV	153,600	0	6,988.	245,600	399,200	399,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:46:46

LAST REV

Date	Time
10/22/19	10:43:14
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7560

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOLY CRAIG S/KE	73028-392	1	7/31/2019		655,000	No	No		
SLOWE CAROLYN T	50279-303		10/29/2007		400,000	No	No		
DUFFY JEANNETTE	44073-129		11/10/2004		402,900	No	No		
	19353-549		9/1/1988		1	No	No		A

USER DEFINED

Prior Id # 1:	60025
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/21/2014	1041	Manual	5,105		8/21/2014			Air sealing and in

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2019	SQ Returned	JO	Jenny O
11/20/2018	MEAS&NOTICE	CC	Chris C
12/3/2008	MLS	MM	Mary M
12/2/2008	Meas/Inspect	336	PATRIOT
9/26/2005	MLS	BR	B Rossignol
4/2/2005	MLS	MM	Mary M
2/4/2000	Meas/Inspect	264	PATRIOT
8/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6988		Sq. Ft.	Site		0	70.	0.90	5									440,748						440,700	

Total AC/HA:	0.16042	Total SF/SM:	6988	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	440,748	Spl Credit		Total:	440,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1M - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	58835
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	225543
Depreciation:	41951
Depreciated Total:	183592

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

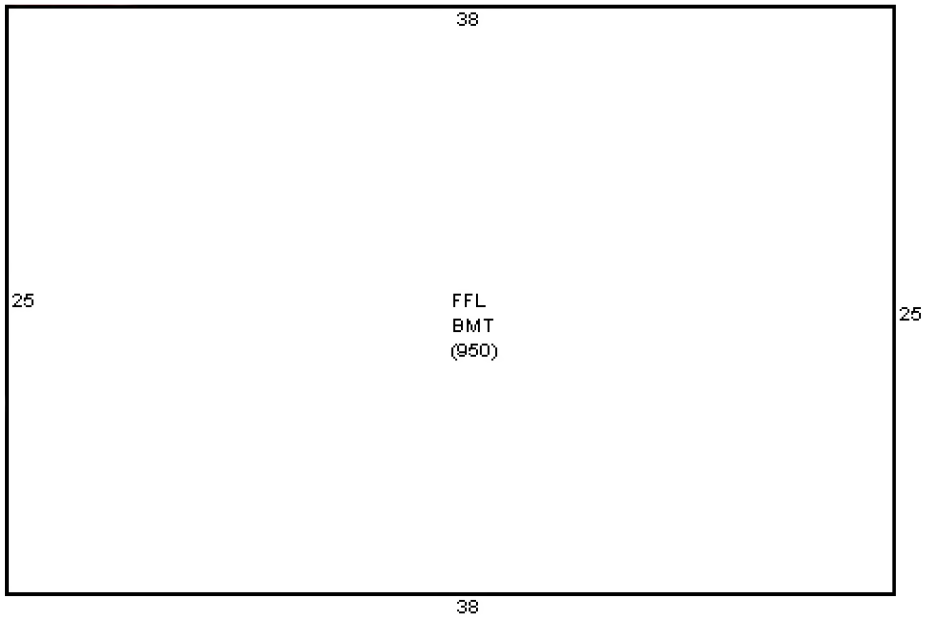
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	96.63
Final Total:	183600	Val/Su SzAd	193.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	950	40.500	38,471
FFL	First Floor	950	134.990	128,237

Net Sketched Area:	1,900	Total:	166,708

Size Ad	950	Gross Area	1900	FinArea	950

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.0-0010-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc